



East Street,  
Long Eaton, Nottingham  
NG10 2DH

**£239,995 Freehold**





THIS IS AN INDIVIDUAL TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF LONG EATON.

Being located on East Street, this detached bungalow was built approximately 30 years ago and provides a lovely, spacious home with private gardens to the rear. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they are able to see all that is included in this lovely property for themselves. Although the property is situated on a quiet cul-de-sac, it is only a few minutes walk away from the centre of Long Eaton and therefore close to all the amenities and facilities provided by the town centre and surrounding area.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the main entrance door on the right hand side, the property includes a reception hall, a large lounge with a dining area, a feature fireplace and sliding double glazed doors leading into the conservatory which has double opening French doors to the rear garden. The breakfast kitchen is fitted with oak units and has integrated appliances, there are two double bedrooms, with the master bedroom having an en-suite shower room/w.c. and the main shower room has a large walk-in shower with a mains flow shower system. Outside there is an adjoining brick garage with an electrically operated roller shutter door, a block paved driveway and lawn at the front and there are paths either side of the bungalow leading to the rear garden. The rear garden has a patio, lawns, borders and fencing to the boundaries and there is a wooden shed and a greenhouse which will remain at the property when it is sold.

The property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the Clifford Gym in the centre of Long Eaton and the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood grain effect front door with an inset leaded opaque glazed panel leading to:

### Reception Hall

Radiator, Karndean style flooring, internal glazed window to the lounge/sitting room, recessed lighting to the ceiling, hatch to the large loft space, cornice to the wall and ceiling, doors with inset glazed panels leading to the lounge and kitchen with solid doors to the main bedroom and bathroom.

### Lounge/Dining Room

18'2" x 18'4" approx (5.54m x 5.59m approx)

This large reception room has double glazed sliding patio doors leading into the conservatory, feature brick chimney breast with a log effect gas fire and quarry tiled hearth, two radiators, cornice to the wall and ceiling, two TV aerial points and an oak panelled door leading to the second bedroom.

### Conservatory

14'7" x 6' approx (4.45m x 1.83m approx)

The conservatory provides a further sitting area and has double opening, double glazed French doors leading out to the private rear garden, double glazed windows to three sides, polycarbonate roof, tiled flooring and a wall mounted heater.

### Breakfast Kitchen

11' x 9' approx (3.35m x 2.74m approx)

The kitchen is fitted with oak units and includes a 1½ bowl sink with a mixer tap and a four ring Stoves hob set in a work surface which extends to three sides and has cupboards, drawers and integrated dishwasher below, Stoves double oven with cupboards above and below, work surface with an integrated fridge and freezer under and there is an adjoining breakfast bar/dining area, matching eye level wall cupboards and shelving with lighting under and a hood to the cooking area, tiled walls to the work surface areas, radiator, double glazed window to the side and a half double glazed door leading out to the side of the property, tiled flooring, recessed lighting to the ceiling, cornice to the wall and ceiling, TV aerial point and a radiator.

### Bedroom 1

14'9" x 10'8" approx (4.50m x 3.25m approx)

Double glazed windows with fitted blinds to the front and side with fitted blinds, radiator, cornice to the wall and ceiling and a TV aerial point.

### En-Suite Shower Room

There is an en-suite to the main bedroom which has a walk-in shower with a mains flow shower system, aqua boarding to three walls and a folding glazed door, hand basin set on a surface with cupboards below, low flush w.c. with a concealed cistern having a shelf and mirror to the wall above, mirror with a light over to the wall by the sink area, shower boarding to the walls, radiator with a rail over, X-pelair fan, opaque double glazed window, cornice, extractor fan and recessed lights to the ceiling.

### Bedroom 2

12'7" x 7'9" approx (3.84m x 2.36m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and TV aerial point.

### Shower Room

The shower room has a large walk-in shower with a mains flow shower system, aqua boarding to two walls with glazed sliding doors and protective screens, low flush w.c. with a concealed cistern and cupboard to one side, sink with a mixer tap set on a surface with cupboards under, mirror with a light over to one wall, opaque double glazed window, radiator with a rail over, cornice to the wall and ceiling, recessed lighting, extractor fan and a double shelved storage cupboard with cupboards over and Karndean style flooring.

### Outside

At the front of the property there is a block paved driveway providing off road parking for two vehicles, there is a lawn with a wall to the front boundary and paths either side of the property lead to the rear with the path to the left having a border and providing access to the kitchen.

At the rear of the property there is a patio area and a path which extends around the conservatory to the garage, there is a lawn with borders to the side, fencing to the boundaries and outside lighting is provided.

### Shed

6' x 9' approx (1.83m x 2.74m approx)

A wooden shed with a water butt collecting water from the guttering and having a door to the front and window to the side.

### Garage

17'3" x 9'6" approx (5.26m x 2.90m approx)

The adjoining brick garage has a pitched tiled roof, an electrically operated roller door at the front and a wood panelled door and window to the rear, storage in the roof space, Ideal wall mounted boiler, power points and lighting are provided, there is a stainless steel sink set in a work surface with space and plumbing for an automatic washing machine below, electric wall mounted consumer unit and a folding surface to one wall.

### Greenhouse

10' x 8' approx (3.05m x 2.44m approx)

The greenhouse has a potting bench with a shelf over.

### Directions

Proceed out of Long Eaton along Waverley Street and turn left at the traffic lights into Station Road and East Street can be found on the left with the property on the left.

8763AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	70
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.